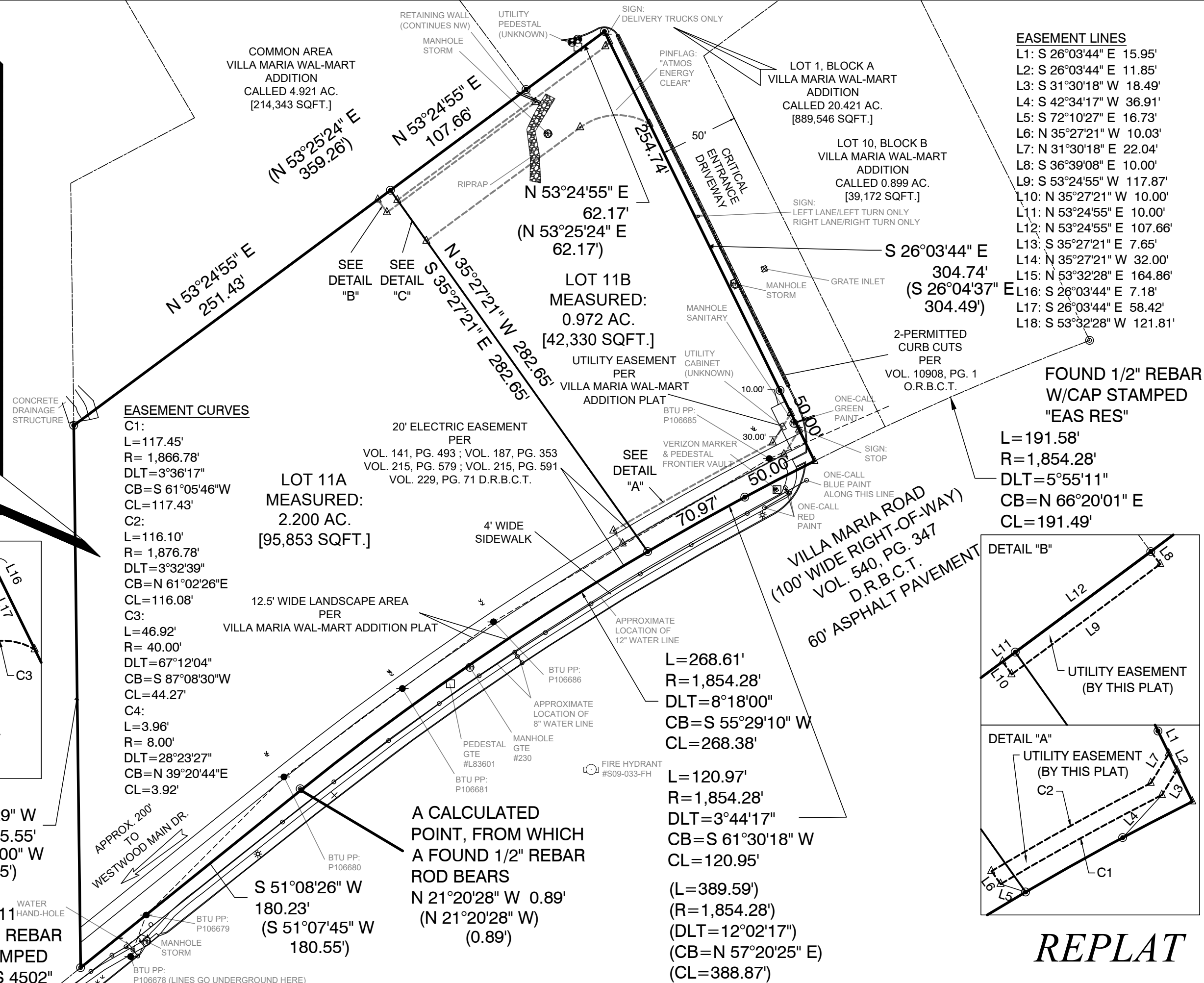
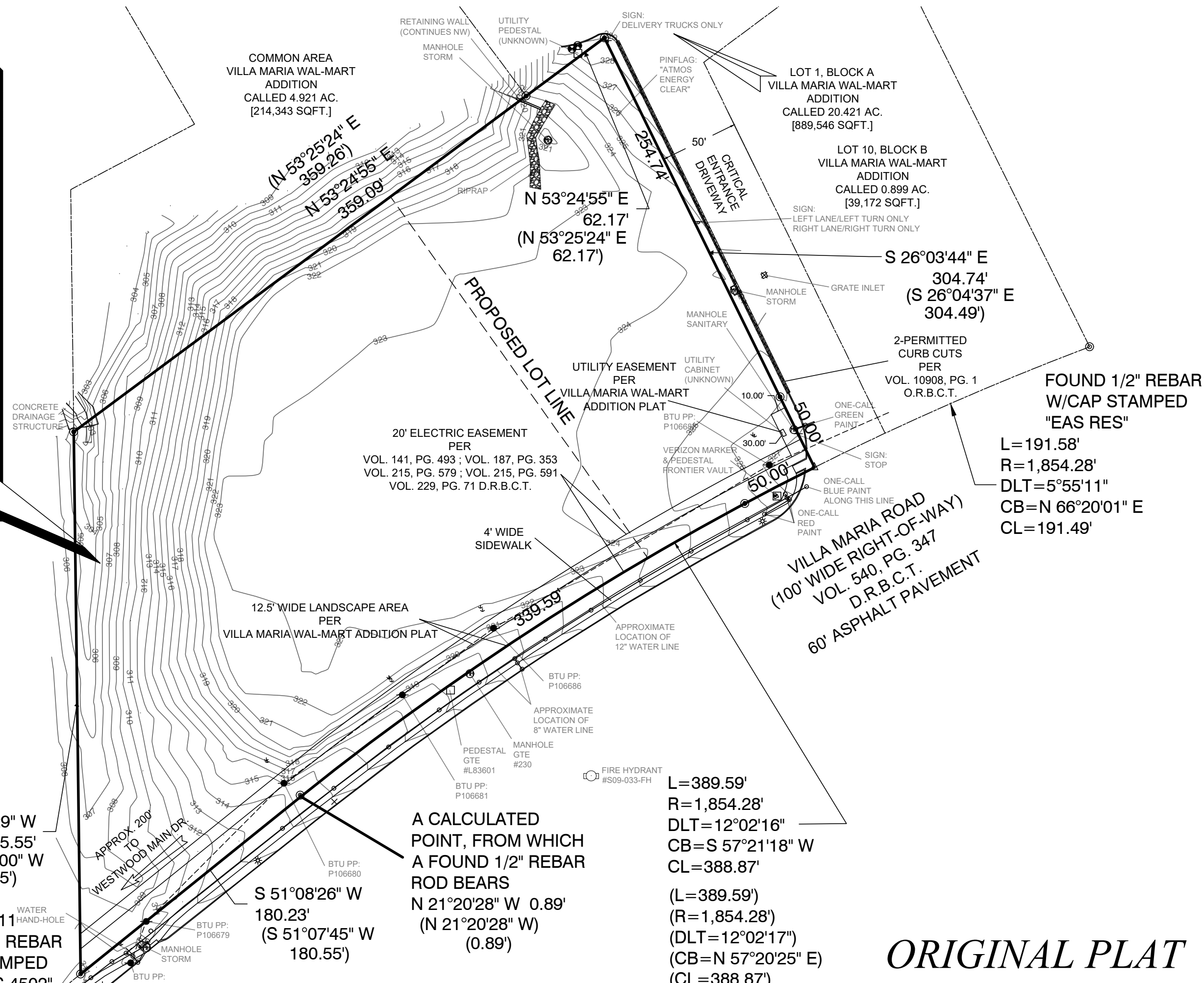


OWNER:
CROSSFULTON INVESTMENTS LTD
ADDRESS: 2410 POLK ST STE 200
HOUSTON, TX 77003
(PER BRAZOS CENTRAL APPRAISAL
DISTRICT GIS SYSTEM)

CROSSFULTON INVESTMENTS LTD.
VOL. 10907, PG. 207
VOL. 10907, PG. 227
VOL. 10907, PG. 246
O.R.B.C.T.
LOT 11, BLOCK B
VILLA MARIA WAL-MART
ADDITION
VOL. 11981, PG. 28
O.R.B.C.T.
CALLED 3.172 AC.
[138,180 SQFT.]
MEASURED 3.172 AC.
[138,183 SQFT.]

OWNER:
CROSSFULTON INVESTMENTS LTD
ADDRESS: 2410 POLK ST STE 200
HOUSTON, TX 77003
(PER BRAZOS CENTRAL APPRAISAL
DISTRICT GIS SYSTEM)

CROSSFULTON INVESTMENTS LTD.
VOL. 10907, PG. 207
VOL. 10907, PG. 227
VOL. 10907, PG. 246
O.R.B.C.T.
LOT 11, BLOCK B
VILLA MARIA WAL-MART
ADDITION
VOL. 11981, PG. 28
O.R.B.C.T.
CALLED 3.172 AC.
[138,180 SQFT.]
MEASURED 3.172 AC.
[138,183 SQFT.]



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____ OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 11A AND 11B, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, BRAZOS COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, SHOWN HEREON FOR THE PURPOSES IDENTIFIED.

OWNER(S) _____

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/THEY EXECUTED THE SAME FOR THE PURPOSE(S) STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, JEFFREY A. BARRON, A REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6515, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

JEFFREY A. BARRON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6515
TBPELS Survey Firm: 10194741

COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE _____ DAY OF _____, 20____.

SIGNED THIS THE DAY OF _____, 20____.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRAZOS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRAZOS ON THE _____ DAY OF _____, 20____ AND THE SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____.

CHAIRMAN

CERTIFICATION OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRAZOS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRAZOS AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY PLANNER, CITY OF BRAZOS

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRAZOS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRAZOS AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY ENGINEER, CITY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK
BRAZOS COUNTY, TEXAS

LEGEND

- CONTROL POINT
- PROPERTY CORNER FOUND, AS NOTED
- PROPERTY CORNER SET [1]
- ▲ CALCULATED POINT
- ◆ MISC. MONUMENT
- FENCE POST
- AIR CONDITIONER
- IRRIGATION CONTROL VALVE
- MAILBOX
- SIGN
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- UTILITY PEDESTAL
- UTILITY MARKER
- [1] 5/8 INCH DIAMETER STEEL REBAR SET WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741", UNLESS OTHERWISE NOTED.
- O.R.B.C.T. - OFFICIAL RECORDS BRAZOS COUNTY, TX.
- D.R.B.C.T. - DEED RECORDS BRAZOS COUNTY, TX.
- R.O.W. - RIGHT-OF-WAY
- O.E. - OVERHEAD ELECTRIC LINE(S)
- () RECORD PLAT DIMENSION

VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (2011 ADJUSTED) CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE GROUND/SURFACE.
- ACCORDING TO MAP NO. 48041C0195 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, DATED MAY 16, 2012, THE SUBJECT TRACT IS SITUATED WITHIN X ZONE; DEFINED AS AREAS "DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THE BUILDING SETBACK REQUIREMENTS SHALL BE STANDARD C-2 SETBACKS, WHICH ARE 25' FROM THE FRONT AND 5' FROM THE SIDES AND REAR.
- SANITARY SEWER: SANITARY SEWER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE EXTENSION OF THE OF THE EXISTING CITY OF BRAZOS SANITARY SEWER INFRASTRUCTURE ALONG W. VILLA MARIA ROAD.
- DOMESTIC WATER SERVICE: THE DOMESTIC WATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF BRAZOS.
- ELECTRIC SERVICE: BRYAN TEXAS UTILITIES (BTU) SHALL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON SHALL BE DEDICATED WITH THE PLATTING OF THIS SUBDIVISION.
- WHERE ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON THE PROPERTY ADJACENT TO THE PUE TO ACCESS FACILITIES.
- DRIVEWAYS WILL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH BCS GUIDELINES.
- ALL DEVELOPMENT AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRAZOS STANDARDS, ORDINANCES, AND REGULATIONS.
- THE CITY OF BRAZOS IS RESPONSIBLE FOR THE FOR THE MAINTENANCE OF FACILITIES WITHIN THE R.O.W. AND WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

LOT 11
METES & BOUNDS DESCRIPTION
OF 3.172 ACRES
[138,183 SQFT.]

BEING 3.172 ACRES [138,183 SQUARE FEET] OF LAND AND BEING LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.) AND BEING PART THE LAND CONVEYED TO FULTON INVESTMENTS LTD., BY THE DEEDS RECORDED IN VOLUME 10907, PAGE 207, VOLUME 10907, PAGE 227, AND VOLUME 10907, PAGE 246 OF THE O.R.B.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH DIAMETER REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "KERR RPLS 4502" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 11, SAME BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 15 OF THE SHIREWOOD ADDITION PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 648, PAGE 245 OF THE O.R.B.C.T. AND ALSO BEING IN THE NORTH RIGHT-OF-WAY LINE OF VILLA MARIA ROAD, A 100-FT WIDE RIGHT-OF-WAY;

THENCE N00°43'29"W, WITH THE COMMON LINE OF SAID LOT 11 AND SAID LOT 5 A DISTANCE OF 345.55 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE CAP STAMPED "A.I. FIRM 10194741" SET AT THE NORTHWEST CORNER OF SAID LOT 11, SAME BEING THE SOUTHWEST CORNER OF THE COMMON AREA ACCORDING TO SAID WALMART ADDITION PLAT AND ALSO BEING IN THE EAST LINE OF SAID LOT 5;

THENCE N00°43'29"W, WITH THE COMMON LINE OF SAID LOT 11 AND SAID LOT 5 A DISTANCE OF 345.55 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET AT THE NORTHWEST CORNER OF SAID LOT 11, SAME BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 5;

THENCE N53°24'55"E A DISTANCE OF 62.17 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET AT THE NORTHEAST CORNER OF SAID LOT 11, SAME BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID LOT 11;

THENCE S26°03'44"E, WITH THE EAST LINE OF SAID LOT 11 A DISTANCE OF 254.74 FEET TO A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED "A.I. FIRM 10194741" SET AND CONTINUING A TOTAL DISTANCE OF 304.74 FEET TO A CALCULATED POINT FOR CORNER, AT THE SOUTHEAST CORNER OF SAID LOT 11, SAME BEING IN SAID RIGHT-OF-WAY LINE, SAID CALCULATED POINT BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1,854.28 FEET AND A CENTRAL ANGLE OF 12°02'16";

THENCE CONTINUING WITH SAID CURVE TO THE LEFT, PASSING A 5/8-INCH DIAMETER REBAR ROD WITH ORANGE CAP STAMPED "A.I. FIRM 10194741" SET, AT AN ARC DISTANCE OF 50.00 FEET, CONTINUING A TOTAL ARC DISTANCE OF 389.59 FEET AND A LONG CHORD THAT BEARS S57°21'18"W A DISTANCE OF 388.87 FEET TO A CALCULATED POINT, FROM WHICH A FOUND 1/2-INCH DIAMETER REBAR ROD BEARS N21°20'28"W, A DISTANCE OF 0.89 FEET;

THENCE S51°08'26"W, CONTINUING WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 180.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.172 ACRES [138,183 SQFT.] OF LAND, MORE OR LESS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FINAL PLAT
OF
LOT 11, BLOCK B
VILLA MARIA WAL-MART
ADDITION

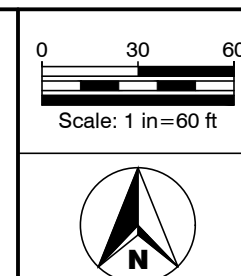
BEING A MINOR REPLAT OF LOT 11, BLOCK B OF THE VILLA MARIA WAL-MART ADDITION, RECORDED IN VOLUME 11981, PAGE 28 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

BEING A TOTAL OF
3.172 ACRES
ZENO PHILLIPS LEAGUE
ABSTRACT NUMBER 45

PREPARED BY:
Samantha Colgin
DT Retail Properties, LLC
4340 Decatur Dr., #2114
College Station, TX 77845
Phone: (879) 450-0062
Email: jefb.barron@AISurveyors.com

PREPARED FOR:
Samantha Colgin
DT Retail Properties, LLC
500 Volvo Pkwy
Chesapeake, VA 23320
Phone: (757) 321-5388
Email: scojgin@dollarfreenet.com

ALPHA Infrastructure LLC.
AISurveyors.com



Rev.	Date	Description
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

1642 W. Villa Maria Rd. Bryan, TX 77807		
Project No: TX01-P2200163A Date: October 30, 2022		
Surveyor	Drawn By	Checked By
JAB	JMB	JAB